

UNOFFICIAL COPY

Doc#. 1709515070 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2017 10:01 AM Pg: 1 of 3

Dec ID 20170301624903
ST/CO Stamp 1-774-556-864 ST Tax \$23.50 CO Tax \$11.75



Commitment Number: 17ST00172Rm

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Willie Brown
3836 Troon Ave
Flossmoor, IL 60422

Mail Tax Statements To: **Willie Brown**; 3836 Troon Ave, Flossmoor IL, 60422

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
30-18-217-028-0000//30-18-217-027-0000//30-18-217-029-0000

SPECIAL WARRANTY DEED

Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5, whose mailing address is 8950 Cypress Water Blvd., Coppell, TX 75019, hereinafter grantor, for \$23,500.00 (Twenty Three Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Willie Brown, hereinafter grantee, whose tax mailing address is 3836 Troon Ave, Flossmoor IL, 60422, the following real property:

Lots 31, 32 and 33 in Block 8 in Phillip's Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Property Address is: 775 Newell Ave, Calumrt City IL, 60409

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1625057076**

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Commitment Number#17ST00172

Executed by the undersigned on Feb 17, 2017:

Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5

By Nationsstar Mortgage, LLC as its Attorney in Fact

By: [Signature]

Name: Florika Baldwin

Its: Assistant Secretary

REAL ESTATE TRANSFER TAX
50603 3-20-17
Calumet City - City of Homes \$ 96

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on Feb 17, 2017, by Florika Baldwin its Assistant Secretary on behalf of Wells Fargo Bank, National Association, as Trustee for Lehman Mortgage Trust Mortgage Pass-Through Certificates, Series 2007-5 By Nationsstar Mortgage, LLC as its attorney in fact, who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

DANIELLE CHAPMAN
Notary Public
State of Colorado
Notary ID # 20154029587
My Commission Expires 03-15-2019

[Signature]
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: _____

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX
50602 3-20-17
Calumet City - City of Homes \$ 96